



February 2019 Residential Sales

Date: March 12, 2019

RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **February 1 through February 28, 2019**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

Quick Facts

+1.3%	+6.3%	-2.0%
Change in Number of Closed Sales All Properties	Change in Number of Median Sales Price All Properties	Change in Number of Homes for Sale All Properties

This is a research tool provided by MLSOK. Percent changes are calculated using rounded figures.

It is worthwhile to mention the weather when discussing residential real estate for large portions of the U.S. for February 2019, because this month has turned in some impressively cold, rainy and snowy days that have stalled some buying and selling actions. Nevertheless, housing markets have proven to be resilient despite predictions of a tougher year for the industry. It is still too early to say how the entire year will play out, but economic fundamentals remain positive.

New Listings increased 11.5 percent for Single Family homes but decreased 12.3 percent for Townhouse-Condo homes. Pending sales increased 16.5 percent for Single Family homes but decreased 7.3 percent for Townhouse-Condo homes. Inventory decreased 1.5 percent for Single Family homes and 15.6 percent for Townhouse-Condo homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 6.7 percent for Single Family homes and 19.4 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 7.5 percent to \$172,000 for Single Family homes but decreased 15.2 to \$95,500 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 4.7 percent for Single Family homes but increased 19.0 percent for Townhouse-Condo homes.

The National Association of REALTORS® recently reported that national existing-home sales were down slightly during January 2019 and that pending sales were up in year-over-year comparisons. It is worth noting that some softening of sales was anticipated, as was a positive sales bounce during January 2019 after a slow end to 2018. Weather-related events have hampered some of the necessary machinations of making home sales during February 2019, yet buyers have shown determination toward achieving their homeownership goals.



Below you will find copies of the MLS Statistical Reports for
February 2019

PLEASE NOTE

If you are going to be utilizing the MLS Statistical information for public mass-media advertisement or in other public representations, use of that information must be in accordance with MLSOK Rules and Regulations.

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However, any print or non-print forms of advertising or other forms of public representations based in whole or in part on information supplied by the Association or its MLS must clearly demonstrate the period of time over which such claims are based and must include the following, or substantially similar, notice:

Based on information from MLSOK, Inc for the period **(02/01/2019) through (02/28/2019)**, while information is deemed reliable it is not guaranteed.

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Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **February 2019** as compared to **January 2019** and **February 2018**. These statistics are supplied by MLSOK, Inc.

Should you have any questions, please email mlstechsupport@okcmar.org.

	January 2019	January 2019	February 2018
TOTAL CLOSED	1560	1292	1493
TOTAL \$ VOLUME	\$307,734,194	\$ 252,792,146	\$ 275,791,254
AVERAGE PRICE	\$ 197,266	\$ 195,660	\$ 184,723
MEDIAN PRICE	\$ 169,900	\$ 162,445	\$ 159,800
% SELLING PRICE TO LIST PRICE	97 %	97 %	97 %
DAYS ON MARKET	62	62	64
NUMBER OF LISTINGS	5917	6080	6909

TOTAL CLOSED	1560
TOTAL \$ VOLUME	\$ 307,734,194
AVERAGE SELLING PRICE	\$ 197,266
% SELLING PRICE TO LIST PRICE	97 %
MEDIAN PRICE	\$ 169,900
AVERAGE DAYS ON MARKET	62
# OF ACTIVE LISTINGS CURRENTLY	5917
TOTAL UNDER CONTRACT (Pending)	1644
AVERAGE VALUE (Pending)	\$ 214,994



RESIDENTIAL PROPERTY TYPES INCLUDE THE FOLLOWING:

- Condos
- Half Duplexes
- Manufactured Homes
- Patio Homes
- Single Family Homes
- Townhouses

MONTH	TOTAL CLOSED	DOLLAR VOLUME	RESIDENTIAL LISTINGS PROCESSED
January	1292	\$ 252,792,146	2700
February	1560	\$ 307,734,194	3204